



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: Two (2)

4. No. Of Buildable Lots Proposed: Two (2)

5. Zoning District: B-G

6. Current Owner of Property: ORCHARD POINTE DEVELOPMENT COMPANY INC

Address: 625 N. Segoe Rd. Unit 110 Madison, WI 53705 Phone No: _____

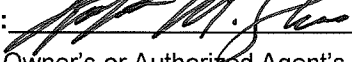
7. Contact Person: Robert Shea

Email: [REDACTED]

Address: 625 N. Segoe Rd. Unit 110 Madison, WI 53705 Phone No: _____

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Robert Shea
 Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: _____

Ordinance Section No. _____ Fee Paid: _____

Permit Request No. _____

August 18th, 2025

City of Fitchburg
Attn: Deanna Schmidt
5520 Lacy Road
Fitchburg, WI 53711

Re: JT Klein Housing Development
Comprehensive Development Plan (CDP) Amendment Application
Orchard Pointe CDP Amendment Twenty Narrative

INTRODUCTION AND BACKGROUND

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg ("City") on April 11, 2006 and amendment July 20, 2006. The CDP established the outline for the commercial development of approximately 110 acres located in the southwest quadrant of the McKee Road and Verona Road intersection.

The CDP addresses issues and set development guidelines and parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

The City and Property owners have acknowledged that the sequence of development in this area would and has required revisions and amendments in order to incorporate property assembly, rezoning, land division, and use that had not been chosen for the future commercial needs of this region.

This amendment is the 20th of the CDP and focuses only on Orchard Pointe Lot 11. This area of Orchard Pointe is currently an unoccupied field with no existing structures. The developer is proposing a multi-family development consisting of two (2) buildings approximately four (4) stories in height. The existing lot will need to be split into two lots, one lot for each building.

ORCHARD POINTE CHRONOLOGY

- April 2006 - Orchard Pointe Comprehensive Development Plan approved.
- July 2006 - Rezoning of Orchard Pointe.
- January 2007 - CDP Amendment #1 – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road, rezoning of McKee Road frontage east of Fitchrona Road.
- January 2008 - CDP Amendment #2 – Revised the uses for the open space for Phase One of The Shops at Orchard Pointe.
- July 2008 - CDP Amendment #3 – Revised to uses and open space for Phase One of The Shops at Orchard Pointe.
- September 2008 – CDP Amendment #4 – Changes to the gross floor area permitted on Lot 1.

- December 2008 – CDP Amendment #5 – Changes to the uses and development of the Shops at Orchard Point on Lot 8.
- October 2009 – CDP Amendment #6 – Changes to the uses and development of Lots 3, 4, 6, and 8.
- March 2001 – CDP Amendment #7 – Revisions to zoning and conditional uses on Lot 6 and revising the site plan pertaining to Lots 3, 4, and 6.
- July 2011 – March 2012 – CDP Amendment #8 – Revisions to the land use on Lot 1 from restaurant to a bank with drive-thru lanes and specialty retail center uses. This proposed amendment was denied by the City Plan Commission in order to maintain the opportunity for a restaurant use to be developed.
- Fall 2011 – CDP Amendment #9 – Changes to the use of Lot 5 and Outlot 7 from retail to a Hy-Vee grocery store.
- Fall 2012 – April 2013 – CDP Amendment #10 – Revisions to the permitted use on Lot 1 to allow retail in place of the single restaurant use restriction.
- July 2013 – CDP Amendment #11 – Relating to increasing permitted residential densities to enable the development of an apartment complex on Lot 14.
- January 2016 – CDP Amendment #12 – Revisions to the uses permitted on Lot 9 to allow the development of the Staybridge Suites Hotel.
- June 2017 CDP Amendment #13 – Related to the expansion of the type and size of the uses on Lot 8 to include a fast food restaurant & drive thru lane, as well as an increase in the retail space.
- November 2018 – CDP Amendment #14 – Related to a two-phase development of the Limestone Ridge Apartments to provide 136 units of workforce housing.
- January 2019 – CDP Amendment #15 – Related to a 130 unit independent senior living facility on Lot 12 of Orchard Pointe.
- March 2019 – CDP Amendment Sixteen – Related to splitting Lot 1 of CSM 10317 into 3 lots
- June 2021 – CDP Amendment Seventeen – Related to a commercial development on Lot 1 of CSM 10317
- December 2022 – CDP Amendment Eighteen – Related to a Senior Living Development on Lot Two (2) of CSM 15267
- February 2024 – CDP Amendment Nineteen – Related to a Hotel Development on Lot 2 of CSM 15759

GENERAL DESCRIPTION AND LAND USE

The Development team is proposing to further amend the CDP land use plan and zoning district for Orchard Pointe Lot 11 to permit the development of residential housing. The proposed development generally consists of 180 units of housing within two (2) separate buildings, approximately four (4) stories in height. It is the developers intent to create a CSM to further divide Lot 11 into two (2) separate lots, one for each residential building. The CSM application will accompany the PDD-SIP application.

ZONING

The current property zoning is B-G (General Business District). The proposed Lots will be rezoned to PDD (Planned Development District).

CDP PARAMETERS

LOT SIZE: 163,654 S.F. / 3.7 ACRES

BUILDING FOOTPRINT: 88,464 S.F. (54%)

GREEN SPACE: 68,287 S.F. (42%)

PARKING: 157 underground spots / 57 surface spots

TRAFFIC CIRCULATION

Traffic Analysis & Design, Inc. Completed a Trip Generation Comparison report comparing the traffic of the proposed land use within the CDP to the potential traffic of the updated multi-family land use. The report concluded that the new land use should not negatively affect the adjacent roadways and intersections. The full report is attached.

STORM WATER MANAGEMENT

The CDP states that the proposed Lots are a part of the Jamestown Storm Water Assessment District, and that storm water detention facilities do not have to be provided. However, in discussion with City staff, the storm water basin is at capacity and cannot accommodate additional storm water. Preliminary analysis of the site project has been reviewed by D'Onofrio Kottke and Associates as it relates to the soil borings, proposed site plan, and City storm water requirements. The engineering team believes that peak control and detention as required by the City can be met. The development team is planning to construction onsite storm water infrastructure to be contained onsite.

TRAFFIC MEMORANDUM

Date: July 30, 2025

To: Danny Afable
JT Klein Company, Inc.

From: Daniel C. Bieberitz, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: Senior Housing Trip Generation Comparison
City of Fitchburg, Wisconsin

INTRODUCTION

A 180-multifamily unit housing development (80 units for seniors) is being proposed on a parcel of land between Nesbitt Road on the south side and Fitchrona Road on the north side (see [Figure 1](#) below). This technical memorandum has been prepared to compare the trip generation of the original planned use of this parcel and the new multifamily/senior housing development. The proposed development site plan is shown on [Exhibit 1](#).

Figure 1: Site Location



TRIP GENERATION COMPARISON

The Orchard Pointe (also called Fitchburg Commons) Comprehensive Development Plan (CDP), which encompasses the proposed development parcel, was completed in December 2005 and a series of Amendments (currently up to Amendment 19) were completed thereafter. This CDP shows the proposed Multifamily/Senior Housing development under Land Use Section 700 (see CDP development plan on [Exhibit 2](#)). The following land uses were assumed from the Orchard Pointe CDP:

- General Office Building – 10,000 sq. ft.
- Warehousing – 14,000 sq. ft.
- Specialty Retail Center – 6,000 sq. ft.

From these uses, the trip generation estimates were completed for Section 700 (3.74 acres) using the average trip generation rates based on the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual, 7th Edition*, which was the latest edition during the time of the December 2005 CDP. These estimate trips are shown in [Table 1](#) below. Only the PM peak hour was analyzed in the CDP, as that is usually the most critical hour in areas with commercial type businesses. Also, only the average trip rates were used from *ITE Trip Generation Manual*, which in this case, are lower than the fitted curve equations.

Table 1
Fitchburg Commons Trip Generation Table - from Amendment 18

Land Use	ITE Code	Proposed Size	Weekday Daily	PM Peak		
				In	Out	Total
General Office Building	710	10.000 x 1,000 SF	110 (11.01)	3 (17%)	12 (83%)	15 (1.49)
Warehousing	150	14.000 x 1,000 SF	69 (4.96)	2 (25%)	5 (75%)	7 (0.47)
Strip Retail Plaza (<40k)	822	6.000 x 1,000 SF	266 (44.32)	7 (45%)	9 (55%)	16 (2.71)
Total New Trips (all of Area 700)			445	12	27	38

From ITE Trip Generation, 7th Edition based on average rates

[Table 2](#) shows the updated generated trips with the original planned land uses based on the latest *ITE Trip Generation Manual, 11th Edition*. With the latest ITE Trip Generation data, the original planned development area shows a higher amount of generated traffic as compared to the older ITE 7th Edition data. Also, in many cases, the fitted curve equations were used for the generated traffic instead of the average rates based on the guidelines in the *ITE Trip Generation Handbook* (supplemental manual that gives directions on when to apply fitted curve equations as compared to the average rates).

Table 2
On-Site Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
General Office Building	710	10.000 x 1,000 SF	160 FCE	20 (88%)	5 (12%)	25 FCE	5 (17%)	20 (83%)	25 FCE
Warehousing	150	14.000 x 1,000 SF	60 FCE	20 (77%)	5 (23%)	25 FCE	10 (28%)	20 (72%)	30 FCE
Strip Retail Plaza (<40k)	822	6.000 x 1,000 SF	325 (54.45)	10 (60%)	10 (40%)	20 FCE	30 (50%)	25 (50%)	55 FCE
Total New Trips			545	50	20	70	45	65	110

For the proposed 180-unit multifamily/senior housing development, the expected amount of generated trips is based on the *ITE Trip Generation Manual, 11th Edition*, which are shown below on [Table 3](#).

Table 3
On-Site Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Senior Adult housing--Multifamily	252	80 Units	260 (3.24)	5 (34%)	10 (66%)	15 (0.20)	10 (56%)	10 (44%)	20 (0.25)
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	221	100 Units	450 (4.54)	5 (23%)	25 (77%)	30 FCE	25 (61%)	15 (39%)	40 FCE
Total New Trips			710	10	35	45	35	25	60

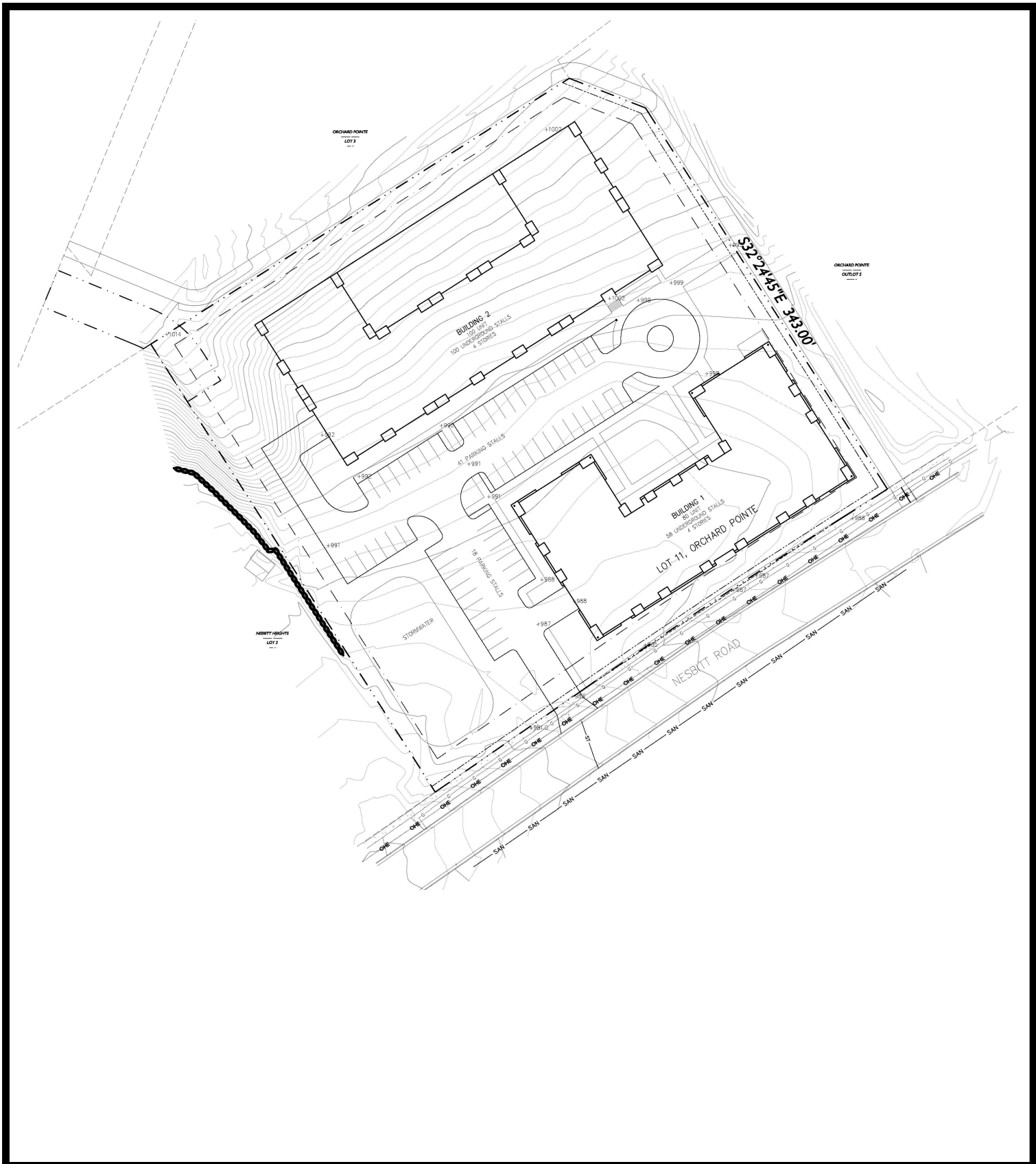
[Table 4](#) shows the expected weekday, AM and PM peak hour trips generated between the original planned land uses from the Orchard Pointe 2005 CPD, Amendment 18 and the current proposed multifamily/senior housing development using the current *ITE Trip Generation Manual, 11th Edition* data. As shown in [Table 4](#), the proposed multifamily development is expected to generate approximately 165 additional weekday trips; however, during the AM peak hour, it would generate 25 fewer trips and during the PM peak hour, it would generate 50 fewer trips.

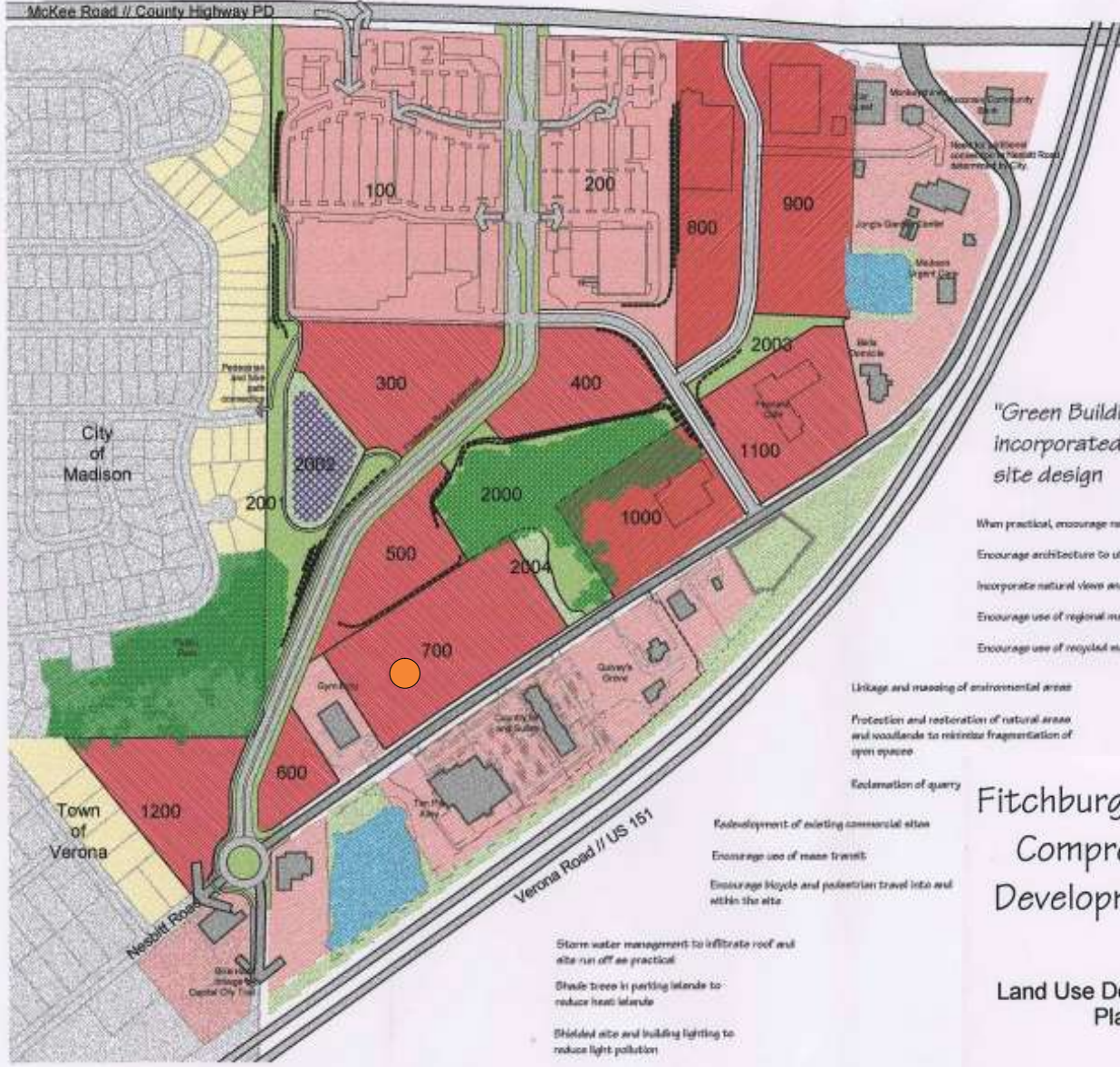
Table 4
On-Site Trip Generation Table

	Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Section 700 Under Previously Approved CPD	General Office Building	710	10.000 x 1,000 SF	160 FCE	20 (88%)	5 (12%)	25 FCE	5 (17%)	20 (83%)	25 FCE
	Warehousing	150	14.000 x 1,000 SF	60 FCE	20 (77%)	5 (23%)	25 FCE	10 (28%)	20 (72%)	30 FCE
	Strip Retail Plaza (<40k)	822	6.000 x 1,000 SF	325 (54.45)	10 (60%)	10 (40%)	20 FCE	30 (50%)	25 (50%)	55 FCE
	Total New Trips			545	50	20	70	45	65	110
Proposed Section 700 with Senior Housing	Senior Adult housing--Multifamily	252	80 Units	260 (3.24)	5 (34%)	10 (66%)	15 (0.20)	10 (56%)	10 (44%)	20 (0.25)
	Multifamily Housing (Mid-Rise) (Not Close to Rail Transit)	221	100 Units	450 (4.54)	5 (23%)	25 (77%)	30 FCE	25 (61%)	15 (39%)	40 FCE
	Total New Trips			710	10	35	45	35	25	60
Net Trip Difference =				165	(40)	15	(25)	(10)	(40)	(50)

CONCLUSION

Based upon the generated trip comparison, the proposed multifamily/senior housing development will not negatively impact the AM and PM peak hours, as the new development will generate approximately 25 fewer trips in the AM peak hour and 50 fewer trips in the PM peak hour. The total weekday trips are shown to be slightly higher for the proposed land use area as compared to the Orchard Point CPD; however, this should not negatively affect the adjacent roadways and intersections as this traffic will be more spread out throughout the day.





"Green Building" Principles incorporated into the site design

- When practical, encourage natural lighting throughout architecture
- Encourage architecture to utilize light-colored roofing
- Incorporate natural views and daylighting within architecture
- Encourage use of regional materials (limestone) in building facades
- Encourage use of recycled material for site grading and parking lots

Linkage and mounding of environmental areas

Protection and restoration of natural areas and woodlands to minimize fragmentation of open space

Reclamation of quarry

Redevelopment of existing commercial sites

Encourage use of mass transit

Encourage bicycle and pedestrian travel into and within the site

Storm water management to infiltrate roof and site run off as practical

Shade trees in parking lots to reduce heat islands

Shielded site and building lighting to reduce light pollution

Fitchburg Commons Comprehensive Development Plan

Land Use Development Plan

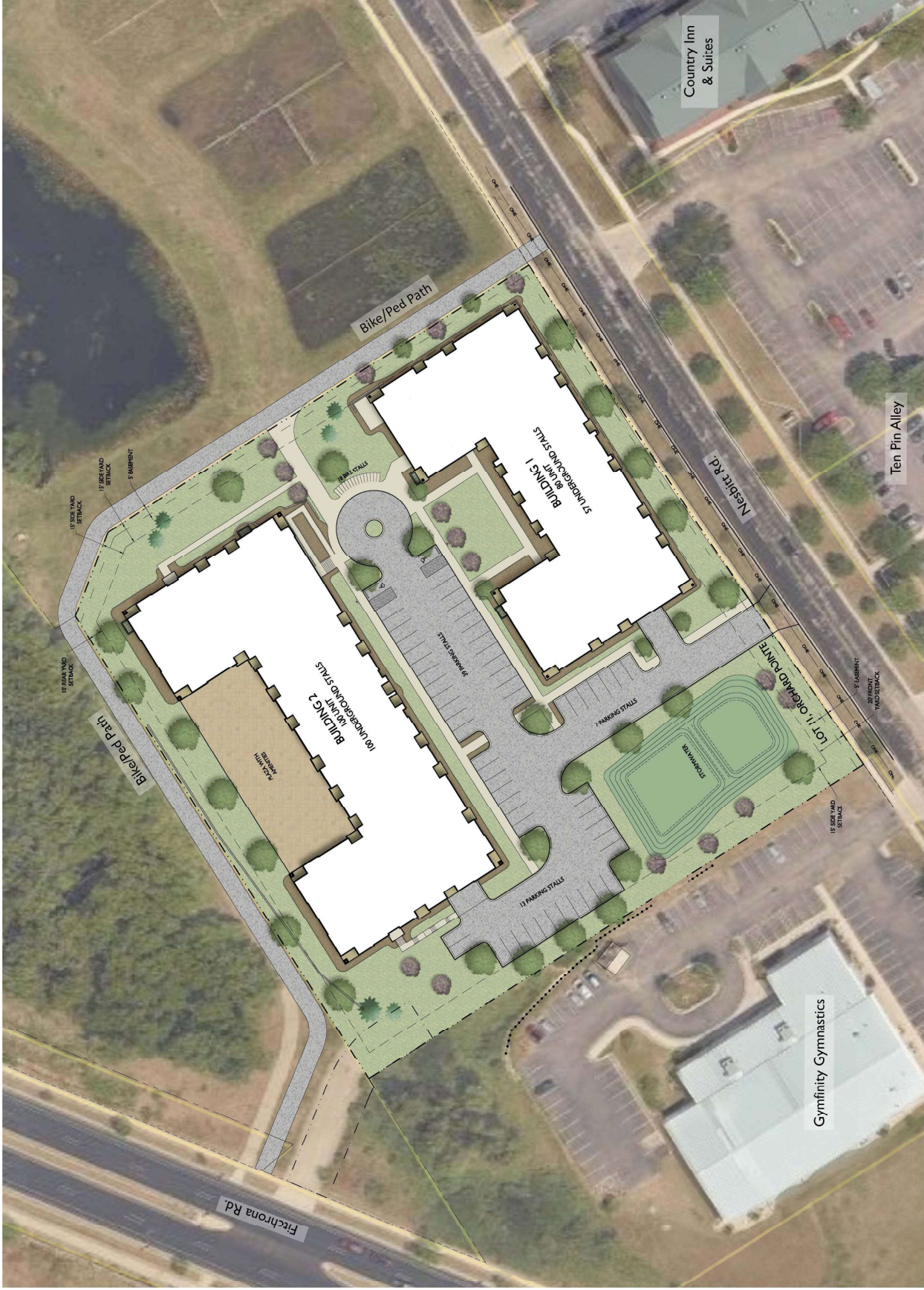
Key to Planned Uses

- 100 Target Score with retail, dining, and bank
- 200 Supermarket with retail, dining, and credit union
- 300 Commercial uses
- 400 Commercial uses
- 500 Office
- 600 Commercial uses
- 700 Commercial and office
- 800 Redeveloped for commercial and office
- 900 Redeveloped for commercial uses
- 1000 Redeveloped for commercial uses
- 1100 Expanded commercial uses
- 1200 Mixed-use commercial
- 2000 thru 2004 Open space and storm water management

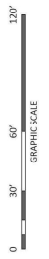
LEGEND

- Proposed Senior Housing Location





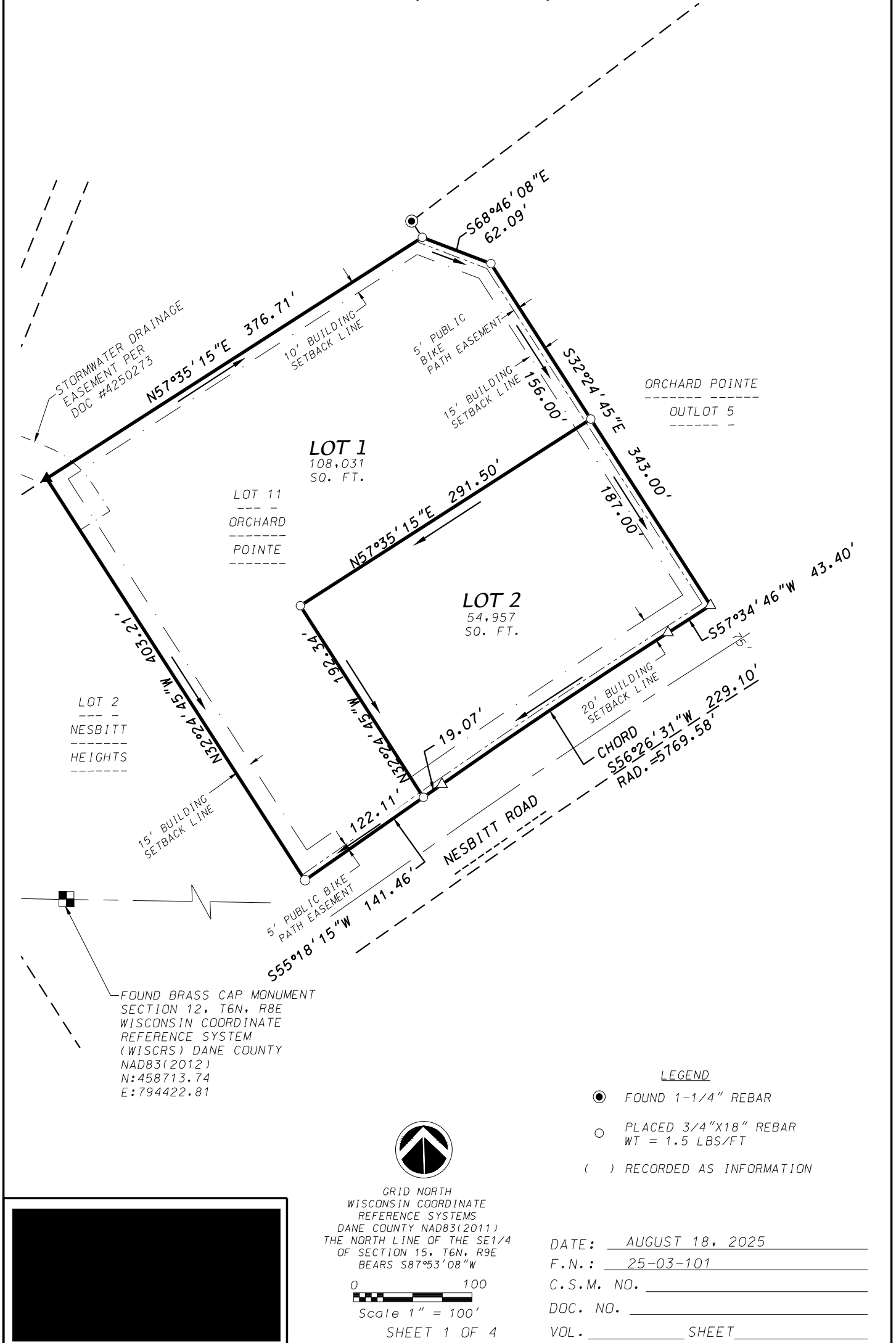
Conceptual Site Plan



Draft Print

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LOT 11
ORCHARD
POINTE

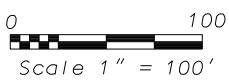
LOT 2
NESBITT
HEIGHTS

FOUND BRASS CAP MONUMENT
SECTION 12, T6N, R8E
WISCONSIN COORDINATE
REFERENCE SYSTEM
(WISCRS) DANE COUNTY
NAD83(2012)
N:458713.74
E:794422.81

- LEGEND**
- FOUND 1-1/4" REBAR
 - PLACED 3/4"x18" REBAR
WT = 1.5 LBS/FT
 - () RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE NORTH LINE OF THE SE1/4
OF SECTION 15, T6N, R9E
BEARS S87°53'08"W



DATE: AUGUST 18, 2025

F.N.: 25-03-101

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

Draft Print

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE


I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 11, Orchard Pointe, recorded in Volume 59-052A of Plats on pages 253-258 as Document Number 4429294 in the Dane County Register of Deeds Office, located in the SW1/4 of the NW1/4 of Section 7, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Containing 162,985 square feet (3.742 acres).

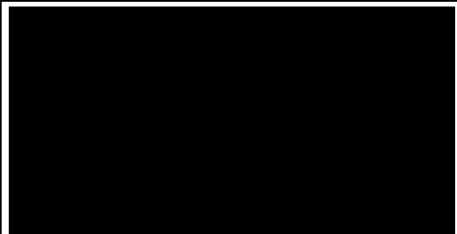
Dated this ____ day of _____, 2025.

Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

- 1.  Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer.
- 2. The final grade within Public Utility Easements shall not be altered by more than six (6) inches without consent of the utilities involved.

DATE: AUGUST 18, 2025
 F.N.: 25-03-101
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____



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CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

TBD, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

TBD, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Fahey Glen, LLC has caused these presents to be signed by said corporate officer(s), this _____ day of _____, 2025.

TBD

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2025, the above named person to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____



DATE: AUGUST 18, 2025
F.N.: 25-03-101
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

Draft Print

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 7, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

By: Tracy Oldenburg, City Clerk

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025 at _____ and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

DATE: AUGUST 18, 2025
F.N.: 25-03-101
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

Legal description:

ORCHARD POINTE LOT 11 SUBJ TO PUBL BIKE PATH ESMT